

COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**



R. Joseph Emerson, Jr., AICP  
Director of Planning  
(804) 501-4602

July 3, 2023

CA Twin Hickory, LLC  
11237 Nuckols Road  
Glen Allen, VA, 23059

Youngblood, Tyler and Associates, P.C.  
Anne Tignor  
7309 Hanover Green Drive  
Mechanicsville, VA 23111

RE:     POD2023-00258  
          Hickory Woods at Twin Hickory Section 2  
          Site Plan–  
          Original Plan Review Comments

Sir/Madame:

The Planning Department has completed its review of the above-referenced plans, received June 15, 2023, and has the following comments:

-Site Plan Approval: The following items must be addressed prior to approval of the plan:

1. Lighting plan
  - Current code requires 0.5 to 2.0 averages along pedestrian pathway for R-5A.
  - Staff is reviewing with the Director of Planning the possibility to consider an alternative lighting approval. We will aim to have information at time of staff developer.
  - Information of existing fixtures would be valuable to in consideration of this request.
2. Confirm with DPW- Traffic Division if right-of-way dedication to 25 feet from centerline of right-of-way is required for property frontage along Turning Branch Way.

-Planning Department Comments – The following Planning comments must be addressed prior to final approval of construction plans:

3. Change the subtitle of plans to Site, Lighting and Utilities Plan.
4. Show the lot detail for lot #4 including easements.
5. A 6' tall privacy fence shall be installed on the along the property line shared with Lot 92 of Hickory Woods and along the rear property line of the lots within the portion of the property zoned R-5AC. (see proffer #7)
6. Tree Protection Plan
  - Page three of the hard copy has a tree protection plan. This is missing from page 3 of the digital copy.
  - Consult Sec. 24-5313 Tree Protection for all requirements including an inventory of trees 6" DBH or greater in the front yards if clearing will be proposed.
  - Tree protection device that was detailed did not correspond to tree protection tape.
7. Conceptual Landscape Plan

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- Twenty-two (22), 2.5" or seventeen (17), 3" caliper trees will be required to provide the 4,204 sf of required tree canopy.
- Provide native species and genus diversity calculations.
- Consult Sec 24-5304 General Planting Requirements for guidance.

-See SUB2023-00075 plat for changes which ally to plans.

-See additional comments from other review agencies.

The above comments may be revised based upon discussions at the staff developer conference, scheduled for July 6, 2023, at 2:00 pm.

Revised plans and a written response to review comments must be received by July 14, 2023, in order to be considered prior to preparation of the Director's agenda.

You may contact me at 804-501-4646 and rig020@henrico.us if you need any additional information prior to the meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Todd Rigler". The signature is fluid and cursive, with the first name "R." and last name "Rigler" clearly distinguishable.

R. Todd Rigler  
County Planner

pc: CA Twin Hickory, LLC  
HHHunt Corporation